

Preliminary land Use Service (PLUS)

Delaware State Planning Coordination

540 S. DuPont Highway • Dover, DE 19901 • Phone: 302-739-3090 • Fax: 302-739-6958

Please complete this "PLUS application in its entirety. **All questions must be answered. If a question is unknown at this time or not applicable, please explain.** Unanswered questions on this form could lead to delays in scheduling your review. This form will enable the state staff to review the project before the scheduled meeting and to have beneficial information available for the applicant and/or developer at the time of review. If you need assistance or clarification, please call the State Planning Office at (302) 739-3090. Possible resources for completing the required information are as follows:

www.state.de.us/planning
www.dnrec.state.de.us/dnrec2000/
www.dnrec.state.de.us/DNRECeis/
datamil.udel.edu/
www.state.de.us/deptagri/

1. Project Title/Name: Bowers Beach Mini-Storage

2. Location: On South Side of Bowers Beach Rd. (Co. Rd. 18), approximately 1000ft. East of Whitwells Delight Rd. (Co. Rd. 18C)

3. Parcel Identification #: SM-00-123.00-01-08.00-000 and SM-00-123.00-01-38.00-000

4. County or Local Jurisdiction Name: Kent County

5. Owner's Name: Gilbert R. Myers and Cheryl L. Myers

Address: 2291 Bowers Beach Rd.

City: Frederica

State: DE

Zip: 19946

Phone: 302-335-5505

Fax:

Email:

6. Applicant's Name: Golden R. Myers

Address: 2291 Bowers Beach Rd.

City: Frederica

State: DE

Zip: 19946

Phone: 302-335-5505

Fax:

Email:

7. Engineer/Surveyor Name: Charles D. Murphy Associates, Inc. (Will be contracted to do surveying when necessary)

Address: 14 S. Maple Ave.

City: Milford

State: DE

Zip: 19963

Phone: 302-422-7327

Fax:

Email:

8. Please Designate a Contact Person, including phone number, for this Project: Golden Myers, 302-335-5505

Information Regarding Site:	
9. Area of Project(Acres +/-): 1.48+/-	
10. According to the State Strategies Map, in what Investment Strategy Level is the project located? <input checked="" type="checkbox"/> Community <input type="checkbox"/> Developing <input type="checkbox"/> Environmentally Sensitive <input type="checkbox"/> Secondary Developing <input type="checkbox"/> Rural <div style="float: right;">Will be a community mini-storage</div>	
11. If this property has been the subject of a previous LUPA or PLUS review, please provide the name(s) and date(s) of those applications." No	
12. Present Zoning: AR	13. Proposed Zoning: BG
14. Present Use: Residential	15. Proposed Use: Mini-Storage
16. If known, please list the historical and former uses of the property, and any known use of chemicals or hazardous substances: Residential	
17. Comprehensive Plan recommendation: If in the County, which area, according to their comprehensive plan, is the project located in: New Castle <input type="checkbox"/> Kent <input checked="" type="checkbox"/> Sussex <input type="checkbox"/> Suburban <input type="checkbox"/> Inside growth zone <input type="checkbox"/> Town Center <input type="checkbox"/> Suburban reserve <input type="checkbox"/> Outside growth zone <input type="checkbox"/> Developing <input type="checkbox"/> Other <input type="checkbox"/> Environ. Sensitive Dev. District <input type="checkbox"/> Low Density <input checked="" type="checkbox"/>	
18. Water: <input type="checkbox"/> Central (Community system) <input checked="" type="checkbox"/> Individual On-Site <input type="checkbox"/> Public (Utility) Service Provider Name: What is the estimated water demand for this project? No water use anticipated. How will this demand be met? n/a	
19. Wastewater: <input type="checkbox"/> Central (Community system) <input checked="" type="checkbox"/> Individual On-Site <input type="checkbox"/> Public (Utility) Service Provider Name: Currently is individual, there will be no water waste.	
20. If a site plan please indicate gross floor area: 16,500 sq. ft.	
21. If a subdivision: <input type="checkbox"/> Commercial <input type="checkbox"/> Residential *Not a Subdivision <input type="checkbox"/> Mixed Use	
22. If residential, indicated the number of number of Lots/units: There will be a grounds keepers residential unit Gross Density of Project: 64, 430 sq. ft. is total area Net Density: 16,500 will be total square footage of all mini-storage units Gross density should include wetlands and net density should exclude wetlands, roads, easements, etc..	

<p>23. If residential, please indicate the following: Number of renter-occupied units: N/A Number of owner-occupied units: N/A Target Population (check all that apply): Renter-occupied units *There will be one grounds keeper unit <input checked="" type="checkbox"/> Family <input type="checkbox"/> Active Adult (check only if entire project is restricted to persons over 55) Owner-occupied units NONE <input type="checkbox"/> First-time homebuyer – if checked, how many units <input type="checkbox"/> Move-up buyer – if checked, how many units <input type="checkbox"/> Second home buyer – if checked, how many units <input type="checkbox"/> Active Adult (Check only if entire project is restricted to persons over 55)</p>	
<p>24. Present Use: % of Impervious Surfaces: zero Square Feet:</p>	<p>Proposed Use: % of Impervious Surfaces: 25.6% Square Feet: 16,500 sq. ft</p>
<p>25. What are the environmental impacts this project will have? None</p> <p>How much forest land is presently on-site? none How much forest land will be removed? none</p> <p>Are there known rare, threatened, or endangered species on-site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Is the site in a sourcewater (for example, an excellent groundwater recharge) protection area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Does it have the potential to impact a sourcewater protection area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	
<p>26. Is any portion of construction located in a Special Flood Hazard Area as defined by the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Will this project contribute more rainwater runoff to flood hazard areas than prior to development? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "Yes," please include this information on the site map.</p>	
<p>27. Are there any wetlands, as defined by the U.S. Army Corps of Engineers or the Department of Natural Resources and Environmental Control, on the site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Are the wetlands: <input type="checkbox"/> Tidal Acres <input type="checkbox"/> Non-tidal Acres</p> <p>If "Yes", have the wetlands been delineated? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Has the Army Corp of Engineers signed off on the delineation? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Will the wetlands be directly impacted and/or do you anticipate the need for wetland permits? <input type="checkbox"/> Yes <input type="checkbox"/> No If "Yes", describe the impacts:</p> <p>Will there be ground disturbance within 100 feet of wetlands <input type="checkbox"/> Yes <input type="checkbox"/> No</p>	
<p>28. Are there streams, lakes, or other natural water bodies on the site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If the water body is a stream, is it: <input type="checkbox"/> Perennial (permanent) <input type="checkbox"/> Intermittent <input type="checkbox"/> Ephemeral (Seasonal)</p> <p>If "Yes", have the water bodies been identified? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Will there be ground disturbance within 100 feet of the water bodies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "Yes", please describe :</p>	

<p>29. Does this activity encroach on or impact any tax ditch, public ditch, or private ditch (ditch that directs water off-site)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If yes, please list name:</p>	
<p>30. List the proposed method(s) of stormwater management for the site: Run-off to existing roadside swales</p> <p>Define the anticipated outlet location(s) for stormwater generated by the site (for example, perennial stream, tax ditch, roadside swale, storm drain system, infiltration, etc.): existing roadside swales</p> <p>Will development of the proposed site create or worsen flooding upstream or downstream of the site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	
<p>31. Is open space proposed? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If "Yes," how much? 46,922 Square Feet</p> <p>What is the intended use of the open space (for example, active recreation, passive recreation, stormwater management, wildlife habitat, historical or archeological protection)? Stone Driveways, easements, and aesthetic purposes</p> <p>Where is the open space located? Spaced evenly throughout the project.</p> <p>Are you considering dedicating any land for community use (e.g., police, fire, school)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	
<p>32. Does it border existing natural habitat or preserved (for example, an agricultural preservation district or protected State Resource Area) land? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If "Yes," what are they? Farmland bordering southside of property across Co. Rd. 18 C is an agricultural preserve.</p>	
<p>33. Is any developer funding for infrastructure improvement anticipated? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "Yes," what are they?</p>	
<p>34. Are any environmental mitigation measures included or anticipated with this project? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Acres on-site that will be permanently protected</p> <p>Acres on-site that will be restored</p> <p>Acres of required wetland mitigation</p> <p>Stormwater, erosion and sediment control, and construction best management practices (BMPs) that will be employed</p> <p>Buffers from wetlands, streams, lakes, and other natural water bodies</p>	
<p>35. Has any consideration been given to nuisance species (for example, mosquitoes or Canada geese)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	
<p>36. Will this project generate additional traffic? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Traffic impact study has been completed, and deemed no impact.</p> <p>How many vehicle trips will this project generate on an average weekday? A trip is a vehicle entering or exiting. If traffic is seasonal, assume the peak season. Traffic impact study has been completed, and deemed no impact.</p> <p>What percentage of those trips will be trucks, excluding vans and pick-up trucks? No trucks expected.</p>	

37. If the project will connect to public roads, please specify the number and location of those connections. Please describe those roads in terms of number of lanes, width (in feet) of the lanes and any shoulders. Four existing entrances will be preserved. Two on Co. Rd. 18 and two on Co. Rd. 18 C. Co. Rd. 18 is a standard two lane road with two shoulders, east bound lane shoulder bordering project is improved. Co. Rd. 18 C is a two lane chip and tar road without shoulders.

38. Is any of the project's road frontage subject to the Corridor Capacity Preservation Program? ☐ Yes ☒ No

39. Please list any locations where this project physically could be connected to existing or future development on adjacent lands and indicate your willingness to discuss making these connections. N/A

40. Are there existing or proposed sidewalks? ☐ Yes ☒ No; bike paths ☐ Yes ☒ No

Is there an opportunity to connect to a larger bike/pedestrian network? ☐ Yes ☒ No

41. Is this site in the vicinity of any known historic/cultural resources or sites ☐ Yes ☒ No

Has this site been evaluated for historic and/or cultural resources? ☐ Yes ☐ No, Unknown

Will this project affect, physically or visually, any historic or cultural resources? ☐ Yes ☒ No

If "Yes," please indicate what will be affected (Check all that apply)

- ☐ Buildings/Structures (house, barn, bridge, etc.)
- ☐ Sites (archaeological)
- ☐ Cemetery

Would you be open to a site evaluation by the State Historic Preservation Office? ☒ Yes ☐ No

42. Are any federal permits, licensing, or funding anticipated? ☐ Yes ☒ No

43. Will this project generate any solid waste or require any special permits within State agencies to the best of your knowledge?

☐ Yes ☒ No

If yes, please List them:

44. Please make note of the time-line for this project: After re-zoning and conditional use approval project will take 1 year to complete.

I hereby certify that the information on this application is complete, true and correct, to the best of my knowledge.

Signature of property owner or contract buyer

Date

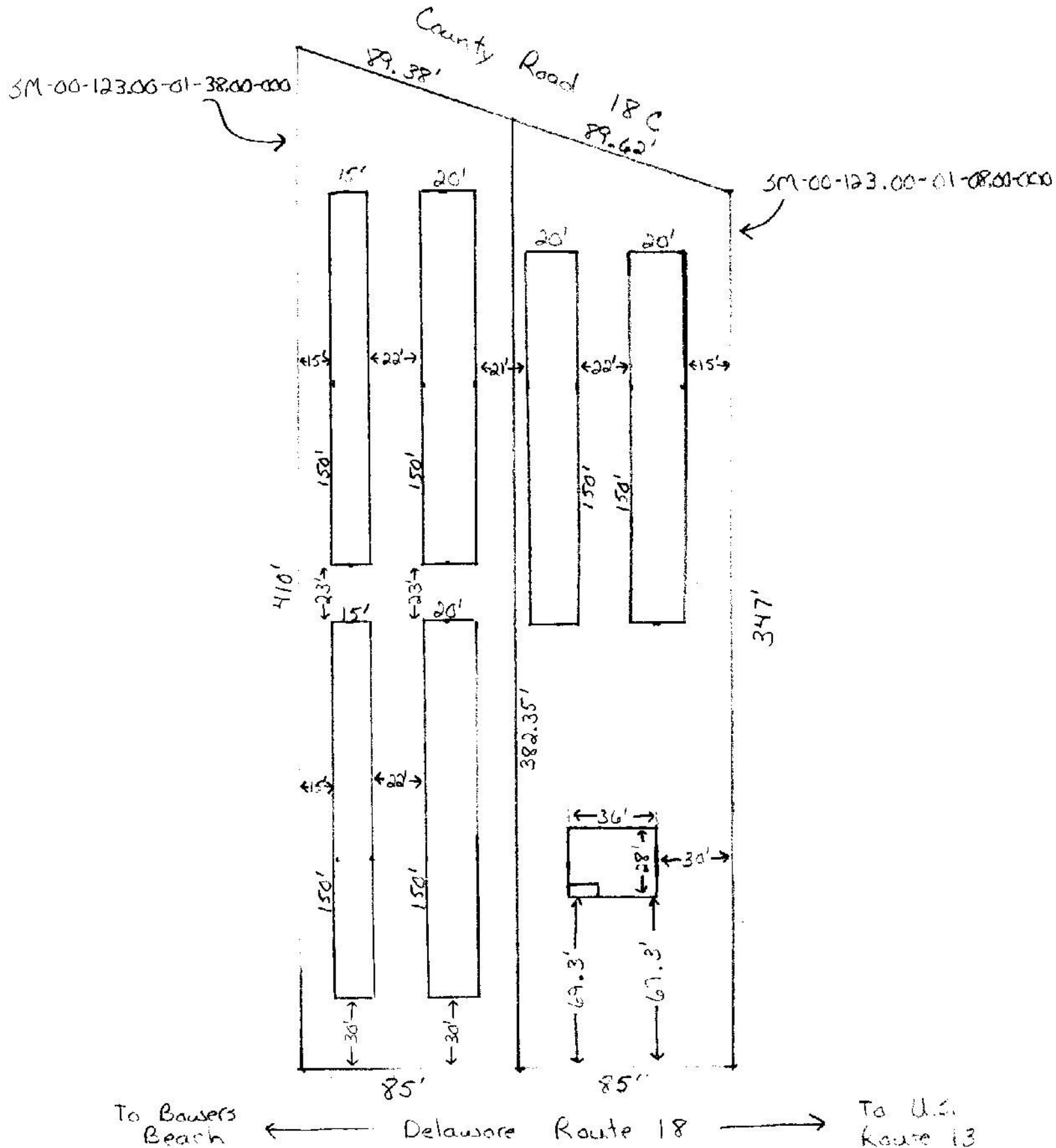
Signature of Person completing form
(If different than property owner)

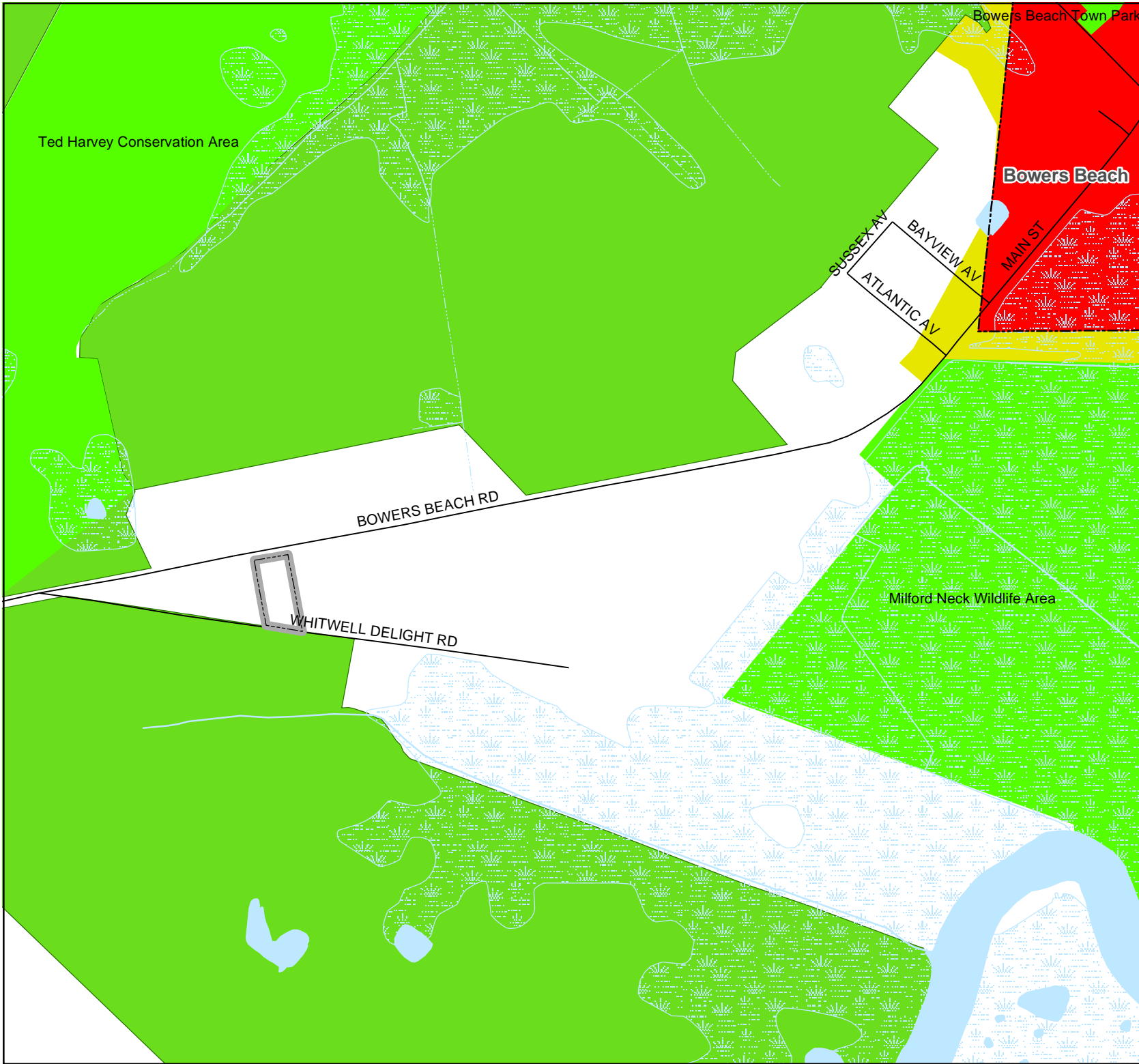
Date

This form should be returned to the Office of State Planning electronically at Dorothy.morris@state.de.us **along with an electronic copy of any site plans and development plans for this site.** Site Plans, drawings, and location maps should be submitted as image files (JPEG, GIF, TIF, etc.) or as PDF files. GIS data sets and CAD drawings may also be submitted. A signed copy should be forwarded to the Office of State Planning, 540 S. DuPont Highway, Ste. 7, Dover, DE 19901. Thank you for this input. Your request will be researched thoroughly. **Please be sure to note the contact person** so we may schedule your request in a timely manner.

Scale: 1 inch = 50 feet

Bowers Beach
Mini-Storage



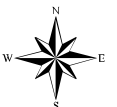
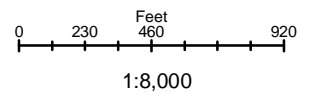


Preliminary Land Use Service (PLUS)

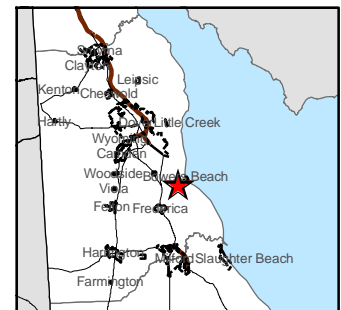
Bowers Beach Mini-Storage

2004-06-09

-  Project Area
-  Municipalities
-  Public-Owned
-  Ag District
-  Purchased Dev. Rights
- State Strategy Level**
-  Community
-  Developing Area
-  Secondary
-  Sensitive
-  Rural



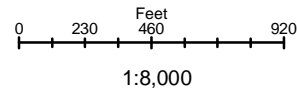
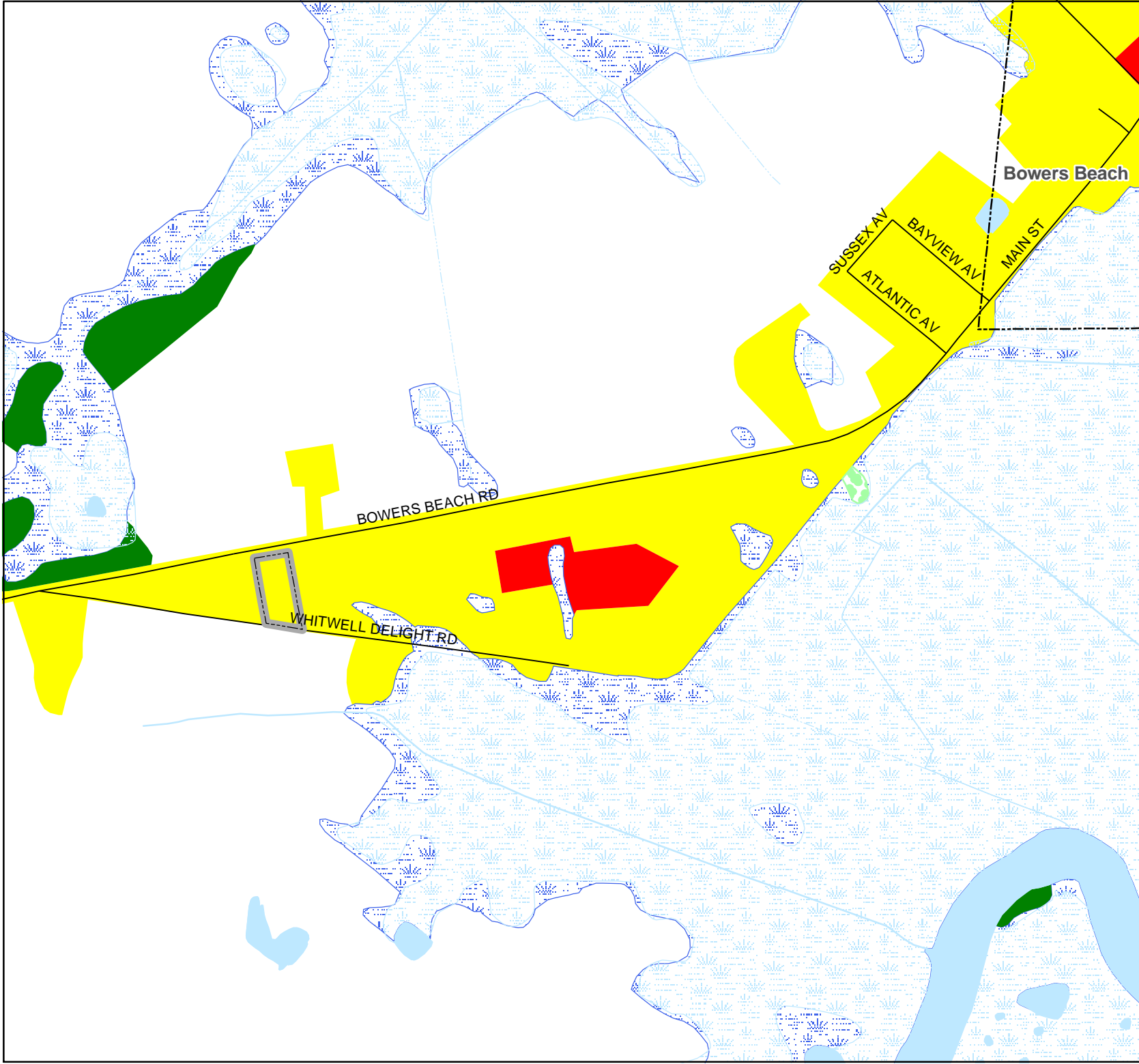
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www.state.de.us/planning



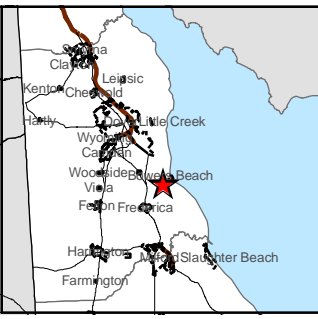
Preliminary Land Use Service (PLUS)

Bowers Beach Mini-Storage
2004-06-09

-  Project Area
-  Municipalities
- 2002 Land Use/Land Cover**
-  Residential
-  Commercial/Urban
-  Industrial
-  Trans./Comm./Utilities
-  Institutional/Governmental
-  Recreational
-  Agriculture
-  Scrub/Clear Cut
-  Forest
-  Water
-  Wetlands/Wet Woods
-  Beach/Sandy Area
-  Extraction/Transition



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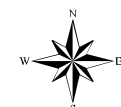
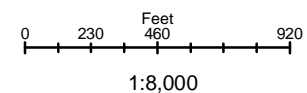
Preliminary Land Use Service (PLUS)

Bowers Beach Mini-Storage

2004-06-09

2002 False-Color
InfraRed Orthophotography

-  Project Area
-  Municipalities



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